148.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card /	Total Parcel
APPRAISED:	832,400 /	832,400
USE VALUE:	832,400 /	832,400
ASSESSED:	832,400 /	832,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBON MARY K
Owner 2:	
Owner 3:	
Street 1:	11 PINE CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOYLE JOHN M--ETAL -
Owner 2:	FLETCHER SHARON L -
Street 1:	11 PINE CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476-6029

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6038.000	411,600		420,800	832,400
Total Card	0.139	411,600		420,800	832,400
Total Parcel	0.139	411,600		420,800	832,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.54 | /Parcel: 492.54

Legal Description

User Acct
97022
GIS Ref
GIS Ref
Insp Date
08/06/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0001-0005.0

!11532!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,600	0	6,038.	420,800	832,400		Year end	12/23/2021
2021	101	FV	399,000	0	6,038.	420,800	819,800		Year End Roll	12/10/2020
2020	101	FV	398,600	0	6,038.	420,800	819,400	819,400	Year End Roll	12/18/2019
2019	101	FV	302,200	0	6,038.	420,800	723,000	723,000	Year End Roll	1/3/2019
2018	101	FV	302,200	0	6,038.	282,500	584,700	584,700	Year End Roll	12/20/2017
2017	101	FV	302,200	0	6,038.	270,500	572,700	572,700	Year End Roll	1/3/2017
2016	101	FV	302,200	0	6,038.	246,500	548,700	548,700	Year End	1/4/2016
2015	101	FV	294,800	0	6,038.	198,400	493,200	493,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:40:46

LAST REV

Date	Time
08/20/18	13:04:34
apro	

USER DEFINED

Prior Id # 1:	97022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE JOHN M--E	31000-498		12/28/1999		310,000	No	No		
DEROCHE JEAN M	23344-248		6/24/1993		183,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2003	433	Re-Roof	7,800					
5/16/2003	368	Wood Dec	10,600			G6	GR FY06	20X16
4/23/2001	252	Addition	66,900	C				12X19 ADDITION + R

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	Inspected	PH	Patrick H
7/16/2018	MEAS&NOTICE	CC	Chris C
2/5/2009	Meas/Inspect	294	PATRIOT
8/17/2005	Fieldrev-Chg	BR	B Rossignol
5/16/2002	Permit Visit	PM	Peter M
10/31/2000	Hearing N/C	163	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6038		Sq. Ft.	Site		0	70.	1.00	11									420,800						420,800	

Total AC/HA:	0.13861	Total SF/SM:	6038	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,800	Spl Credit		Total:	420,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27130175
Const Adj.:	1.08128357
Adj $ / SQ:	178.703
Other Features:	89250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505614
Depreciation:	94044
Depreciated Total:	411569

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

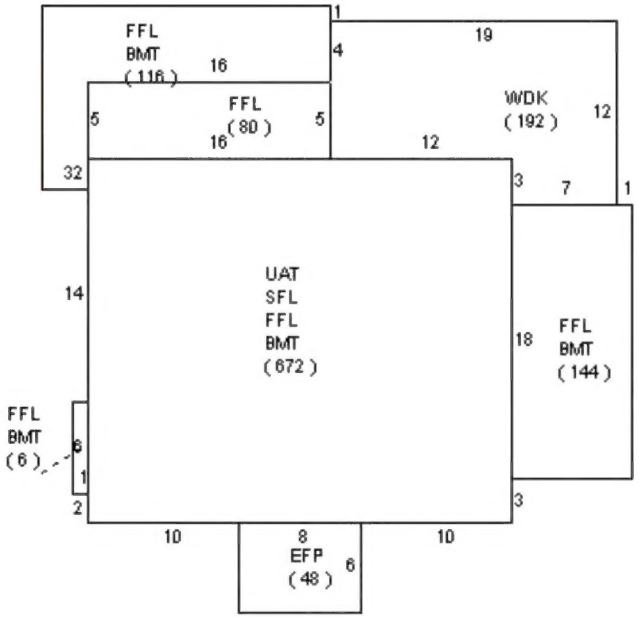
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.57
Special Features:	0	Val/Su Net:	135.57
Final Total:	411600	Val/Su SzAd	243.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	178.700	181,920
BMT	Basement	938	53.610	50,287
SFL	Second Floor	672	178.700	120,088
WDK	Deck	192	12.120	2,327
UAT	Upper Attic	168	71.480	12,009
EFP	Enclos Porch	48	78.500	3,768

Net Sketched Area:	3,036			Total:	370,399
Size Ad	1690	Gross Area	3540	FinArea	1690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

148.0-0001-0005.0